

oblix living

# THE SAXONS



 **homeviews**

Ranked 1<sup>st</sup> in BTR homes in Leicester



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# 1 -The Community

The Saxons is a contemporary residential development in the heart of Leicester city centre, offering stylish one and two-bedroom apartments designed for modern living.

As a Build to Rent development, The Saxons combines high-quality homes with premium resident amenities, including a dedicated Resident Experience Team, Residents' Lounge, residents' gym, co-working spaces, landscaped courtyard and secure cycle storage.

Perfectly positioned close to Leicester's vibrant city centre, The Saxons offers residents the ideal balance of convenience, comfort and community, with shops, restaurants, entertainment venues, transport links and cultural attractions all within easy reach.



## KEY FEATURES

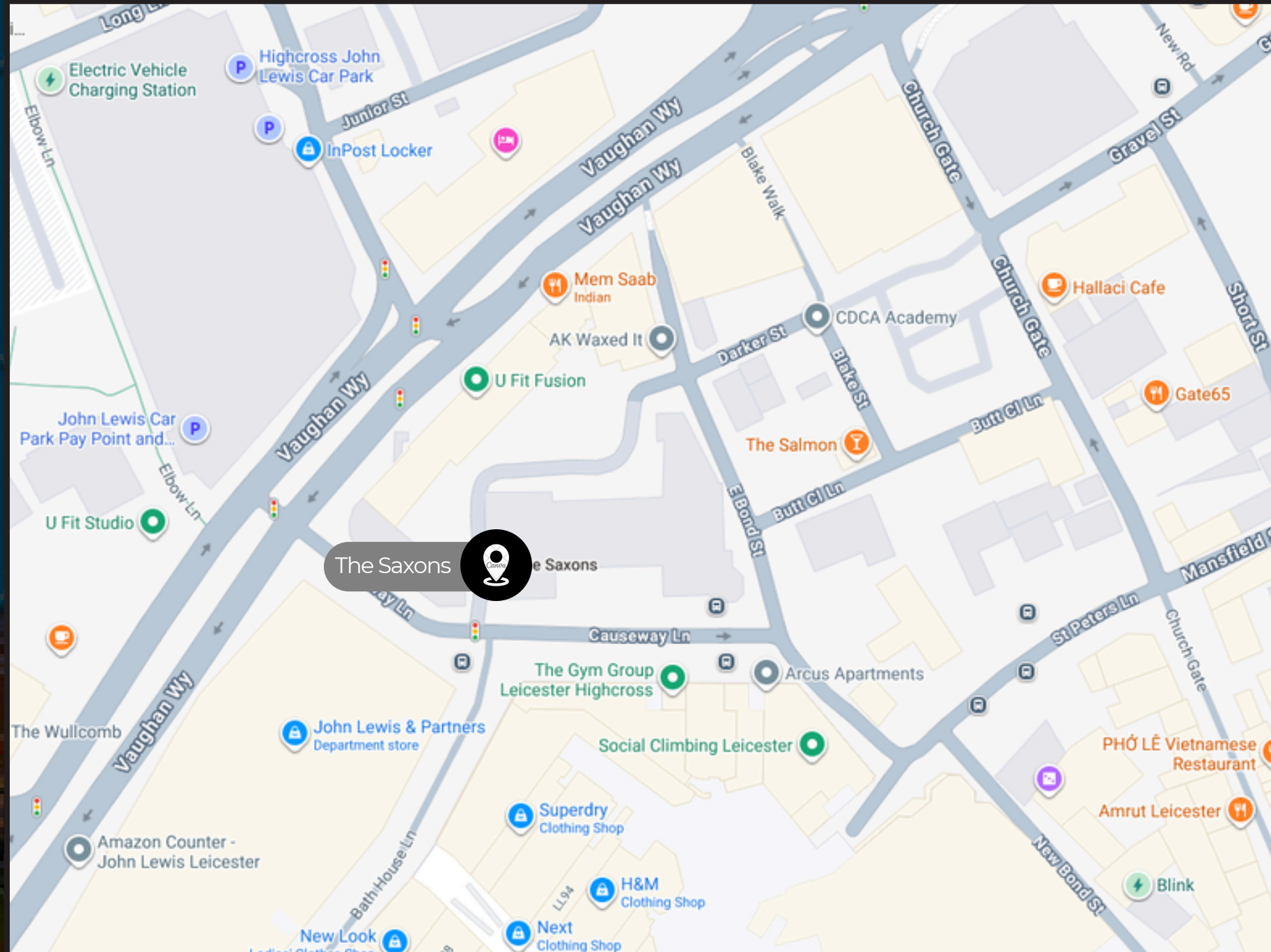
- RESIDENT EXPERIENCE TEAM
- RESIDENTS' GYM
- RESIDENTS' LOUNGE
- CO-WORKING SPACE
- COURTYARD
- SECURE CAR PARKING (SUBJECT TO AVAILABILITY & ADDITIONAL COSTS)
- CYCLE STORAGE
- PET FRIENDLY
- SECURE ACCESS
- CCTV SECURITY
- CITY CENTRE LOCATION
- FURNISHED APARTMENTS
- COMMUNITY LIVING
- LONG TERM FLEXIBLE RENTALS

THE SAXONS

## 2 - The Community



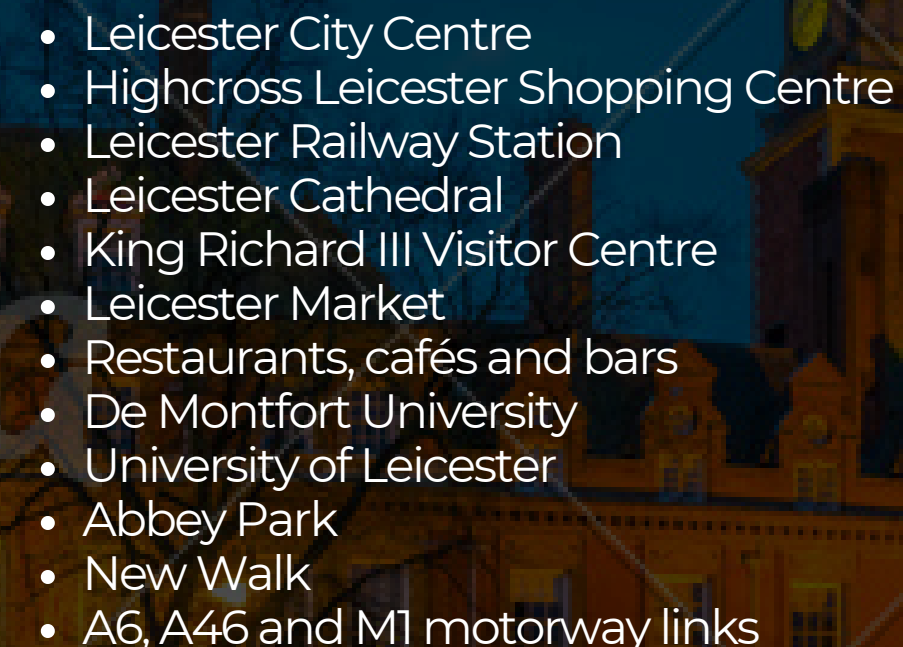
# 3 - Location



## Perfectly Connected

Located in the heart of Leicester city centre, The Saxons places residents within easy reach of everything the city has to offer. From vibrant shopping destinations and independent cafés to restaurants, entertainment venues, universities and cultural attractions, everything you need is close by.

# City Living Made Easy

- 
- Leicester City Centre
  - Highcross Leicester Shopping Centre
  - Leicester Railway Station
  - Leicester Cathedral
  - King Richard III Visitor Centre
  - Leicester Market
  - Restaurants, cafés and bars
  - De Montfort University
  - University of Leicester
  - Abbey Park
  - New Walk
  - A6, A46 and M1 motorway links

Whether commuting, exploring the city or enjoying Leicester's vibrant lifestyle, The Saxons offers outstanding convenience. Leicester Railway Station provides excellent connections to London, Birmingham, Nottingham and other major cities, while excellent road links make travelling throughout the region simple.

With a mix of historic landmarks, modern developments, cultural attractions and everyday amenities, Leicester offers an exciting and well-connected place to call home.

# 4 - Preparing to move in



## AFFORDABILITY MADE SIMPLE

To help us complete your affordability checks, we'll ask for a combined annual household income of at least 2.5 times the annual rent.

If you're unable to provide enough evidence of your income for example, if you're a student, starting a new job or just beginning your career you may be asked to provide a guarantor. A guarantor is usually a family member or close friend who agrees to cover your rent if you're ever unable to.

Don't worry if you don't have someone who can act as your guarantor. We can introduce you to Guarantor+, an independent provider that offers professional guarantor services to help support your application.

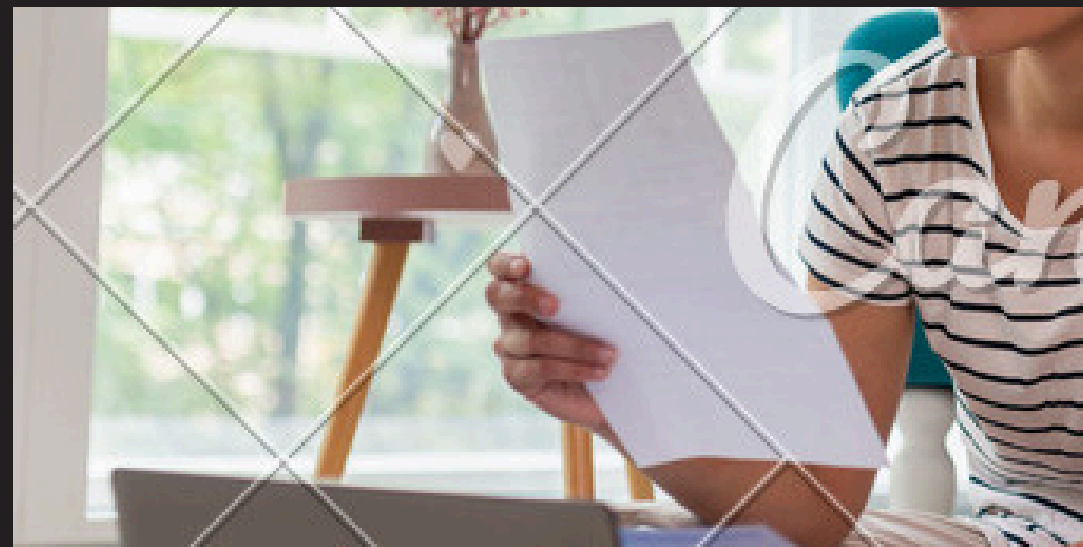
## WHAT YOU'LL NEED TO PAY

Once you've found your perfect apartment, we'll ask you to submit your application and pay a holding deposit equivalent to one week's rent. This secures your home, takes it off the market and will be deducted from your first rental payment.

Once you have successfully passed referencing, you'll be asked to sign your Tenancy Agreement

Before you move in, you'll need to pay your pro-rata rent (covering the period from your move-in date to your first rent payment date) along with your chosen security deposit option.

You can choose between Reposit our convenient zero deposit alternative or a traditional security deposit which is protected through the TDS Custodial Scheme. We'll explain both options during your application so you can choose the one that works best for you.



## RENT PAYMENTS

We want to make paying your rent as simple and straightforward as possible. Rent is due on the **1st of each month**, in line with the terms of your tenancy agreement.

# 5 - Furnished Apartments

Our thoughtfully designed apartments come furnished with everything you need to feel at home from day one.

## OUR FURNISHED APARTMENTS INCLUDE:



UK King Size bed



Built-in wardrobe storage



Comfortable sofa



TV stand



Dining table and chairs

All white goods essential household appliances such as a **fridge freezer**, **washing machine** and **dishwasher**) are also provided as standard.



THE SAXONS

# 6 - Community Events



At The Saxons, we believe that a great home is about more than just the space you live in; it's about feeling part of a welcoming community. Throughout the year, we host resident events and activities designed to help you meet your neighbours, connect with the community and make the most of living here.

We also encourage residents to get involved and share ideas for their own events, activities or gatherings. Whether it's a coffee morning, a social get together or a resident-led activity, we'd love to support opportunities for neighbours to connect and build a community together.

Keep an eye out for upcoming events through resident communications, building updates and our management team.



# 7 - Pets



We know pets are part of the family which is why we're proud to offer pet friendly homes where you and your companion can feel welcome.

## PET TERMS & CONDITIONS

To help create a safe and enjoyable environment for everyone, residents are asked to obtain written approval from the management team before bringing a pet into their home. Approval is subject to our Pet Policy, which helps ensure all pets are well cared for and considerate of our community.



For the comfort and safety of all residents dogs prohibited under UK legislation including the Dangerous Dogs Act 1991 and subsequent amendments cannot be accommodated.



# 8 - Utilities, Bills and Wifi



## UTILITIES

Residents are responsible for arranging and paying for their own utilities and household bills. This includes electricity, water, council tax, broadband, TV licence and other service providers.

## COUNCIL TAX

Residents are responsible for registering with Sheffield City Council and paying their own Council Tax.

Most apartments at The Saxons are currently within **Council Tax Bands B and C**; however, residents should confirm the banding for their individual apartment with Leicester City Council before moving in.



## WIFI

50Mbps wireless broadband is included with your tenancy. Once you've created your Hyperoptic account, you can enjoy the included service or choose to upgrade to a faster package at an additional cost.



# 9 - Building Access & Fire Safety

## Building Access & CCTV



Your safety and security are important to us. The Saxons has secure access systems in place to help provide a safe and welcoming environment for all residents.

Residents will be provided with keys and fobs to enter the building and communal areas. Please keep these secure and do not share access details with unauthorised individuals.

CCTV operates within appropriate areas of the building to support the safety and security of residents, visitors and the wider community.

## Fire Safety & Support



Your safety and wellbeing are our priority. As part of our commitment to supporting all residents, we ask whether there are any health conditions, disabilities, support needs, communication requirements or other circumstances that you would like us to be aware of.

Sharing this information allows us to provide appropriate support, assist with fire and emergency evacuation planning where required and consider any reasonable adjustments that may help you during your tenancy.

Any information you provide will be treated confidentially and will only be used for the purpose of providing appropriate support planning for fire and emergency evacuation and making reasonable adjustments where necessary.



# 10 - What our residents say



We've told you why The Saxons is a great place to live, but don't just take our word for it.

The Saxons is ranked #1 Built to Rent community in Leicester on HomeViews, the UK's leading verified review platform for Build to Rent properties, based on feedback from residents who live there.

Our commitment to creating an exceptional living experience has also been recognised through a range of HomeViews awards, including:

- Excellence Award (2024, 2025)
- Design Award (2024, 2025)
- Facilities Award (2024, 2025)
- Location Award (2024, 2025)
- Value Award (2024, 2025)
- Management Award (2024, 2025)



Scan or click to read more reviews from our residents.

Ashlyn (Tenant)

Verified Resident

Aug 2026

★★★★★

Live here!

The flats in The Saxons have a lovely design. The flats have a lots of windows which let in a lot of natural light and have child safety locks on them. The furniture is very comfy and well polished. I am in a 2 bed flat and it is very large, especially with the open plan design. Both bathrooms are spacious and equal in size despite one of them being an en suite...

Read more

Reviewer was offered an incentive for an honest review, regardless of rating

Useful (0) · Report · Share

George Palombella (Tenant)

Verified Resident

Aug 2026

★★★★★

The Saxons, exceeding expectations

I feel incredibly privileged to have the view I do from my flat, I can see the entire city's skyline through the massive unobstructed windows. The flat has brilliant lighting and never feels dark or dingy. The aircon in the downstairs communal areas is always welcome on a hot summers day when returning home. I love the convenience of the gym and it's never...

Read more

Reviewer was offered an incentive for an honest review, regardless of rating

Useful (0) · Report · Share

Bingshu R (Tenant)

Verified Resident

Jul 2026

★★★★★

Excellent Facilities and Convenient Location

The apartment complex provides excellent facilities and a strong sense of security. Residents need a key card and a private access code to enter the building, helping ensure that only authorized people can access the property. The management team is also very responsive. If any appliances or facilities in the apartment are damaged, they will inspect...

Read more

Kayla J (Tenant)

Unverified

Aug 2026

★★★★★

The best place to live

The design of the apartments are beautiful modern and sleek, easily able to adapt and make it your own! Management are so lovely, charlotte and leen made our move in so accommodating and helpful with amazing communication throughout! So many lovely facilities, gym, yoga studio and plenty of open working spaces! The best place to live

Read more

Dragos V (Tenant)

Verified Resident

Mar 2026

★★★★★

Modern, well managed and a great team behind it

The Saxons is a well maintained, modern development with a good standard of finish. The apartment is a decent size and the communal areas are kept clean and tidy. What really stands out is the management team. Leen was the first point of contact and went above and beyond, even calling on a Sunday morning to help get things sorted. Charlotte and the rest ...

# 11 - Frequently Asked Questions

## HOW LONG DOES THE APPLICATION PROCESS TAKE?

We expect applications to be completed within 5 to 7 working days, provided that referees are readily available.

## DO I NEED TO VIEW AN APARTMENT BEFORE BOOKING?

While it is not mandatory, we strongly encourage all prospective residents to view the apartment and communal spaces before booking. This allows you to ensure you're completely satisfied with your choice and gives us the opportunity to explain the benefits of living with us.

## CAN I RENT AN APARTMENT IF I AM MOVING FROM ABROAD?

Yes, we accept bookings from overseas applicants. However, you will need either a UK guarantor or to make advance rental payments. Please note that UK Right to Rent regulations require us to meet you in person and verify your identification documents before you move in.

## CAN STUDENTS RENT AN APARTMENT?

Yes. Students can rent with us if you are age 18 or over. To make the process easier, we accept Guarantor+ by Zero Deposit, which provides a guarantor arrangement helping students secure their home with added peace of mind.

## HOW LONG CAN I STAY IN MY APARTMENT?

Our homes are designed for long-term living, with open-ended tenancies that provide flexibility for residents to stay as long as they wish, subject to the required notice periods.

## WILL MY RENT INCREASE?

Your rent will not increase during the first 12 months of your tenancy. After this period, rent reviews may take place in line with market rates.

## IS THE HOLDING DEPOSIT REFUNDABLE?

Holding deposits are non-refundable if you withdraw your application and choose not to proceed with the tenancy, do not meet Right to Rent requirements or provide information that is found to be false or misleading.

## IS CONTENTS INSURANCE INCLUDED?

No, contents insurance is not included. We strongly recommend arranging your own policy to protect your belongings.

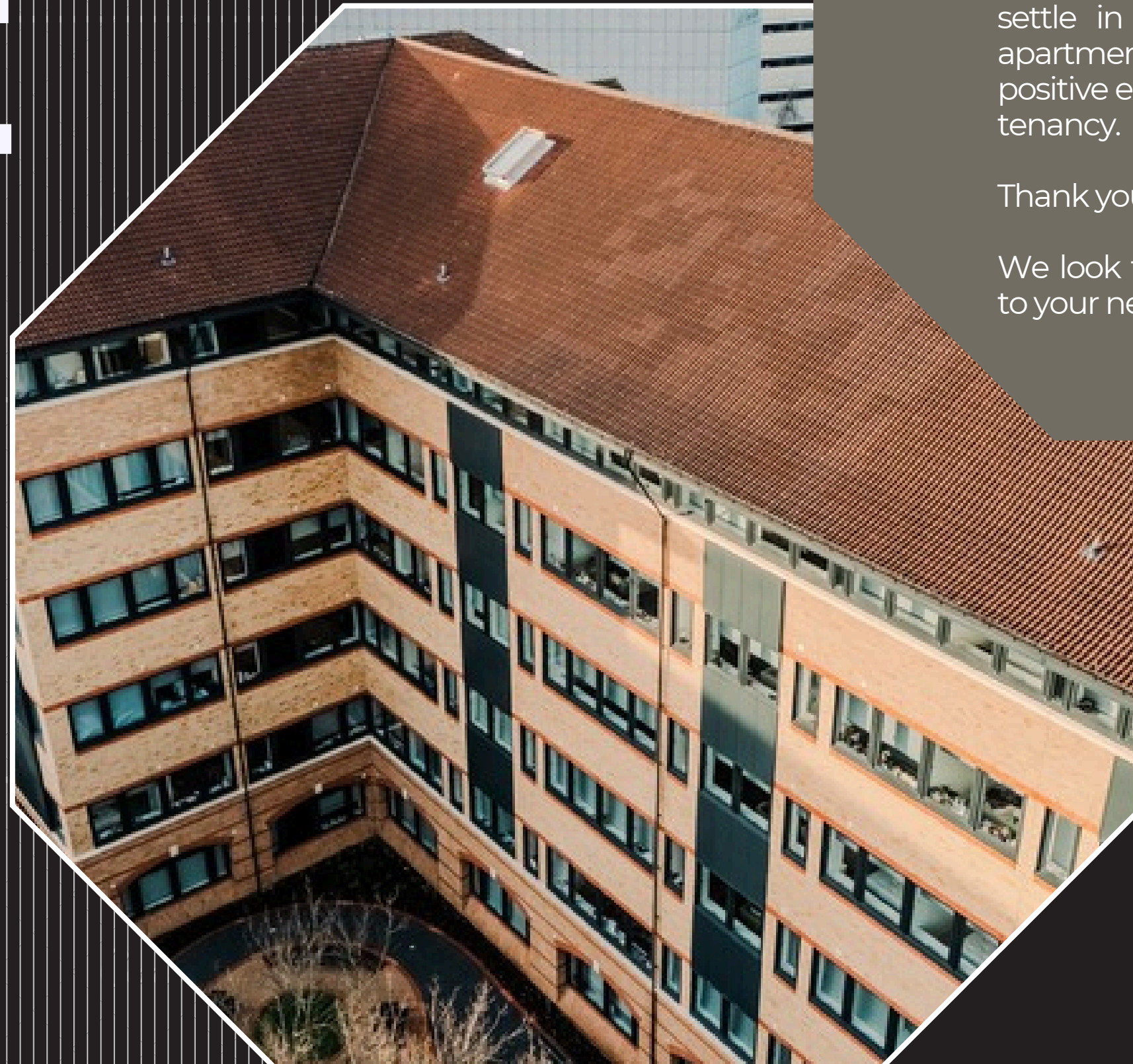
# WELCOME HOME

We're delighted to welcome you to The Saxons.

We hope your new home provides the perfect place to relax, connect and enjoy everything Leicester has to offer. Our team is here to help you settle in make the most of your apartment and ensure you have a positive experience throughout your tenancy.

Thank you for choosing The Saxons.

We look forward to welcoming you to your new home.



0116 493 0163



[thesaxons@centrick.co.uk](mailto:thesaxons@centrick.co.uk)



1 Causeway Lane, Leicester,  
Leicestershire, LE1 4BE

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